

Kensington Plantation, Matthew Singleton Residence
U.S. Rt. 601
Eastover vicinity
Richland County
South Carolina

HABS No. SC-129 C

HABS
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40-EAST.V,
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Southeast Region
Department of the Interior
Atlanta, Georgia 30303

HISTORIC AMERICAN BUILDINGS SURVEY
KENSINGTON PLANTATION, MATTHEW SINGLETON RESIDENCE

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LOCATION: U.S. Route 601, Eastover vicinity, Richland County,
South Carolina.

ARCHITECTURAL INFORMATION:

Use: Built by the second Matthew Richard Singleton around the turn of the century, this one-story house was occupied by his family until his death in 1910. Between 1911 to the mid 1920s, the farm overseer lived in the house. The plantation gardener occupied the residence from the 1920's to 1941 when it was abandoned.

Description of the exterior: The residence is located about 400 feet to the northeast of the main house. The main block of the house measures 33'-6" x 44' and is oriented with the major entrances and longer facades to the north and south. At the south side there are two extensions with a covered porch between them. The structure is set 1'-6" to 4'-0" above the ground on brick piers. The walls are sided with cypress clapboards and outside corners are turned with 3/4 round trim. A gable roof tops the main block of the house and gable ends form a large triangular pediment at the east and west facades. A gable roof with returned eaves covers the larger southwest extension. The porch roof is a simple shed that carries across the smaller southeast extension. All the roofs are covered with vertically ribbed sheet metal panels. No evidence remains to describe porches, platforms or stairs which originally served the north and west entry doors. Two brick chimneys asymmetrical to the roof rise through the ridge of the roof. The upper courses were corbeled out slightly. The only remaining door is an ornate Victorian style with a glazed upper panel (now boarded up). The entry door assemblies on the north and south are immediately flanked with two small windows and are

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surmounted with a three light transom. Entry doors on the west side show evidence of also having transoms. Except for the south facade, all window fenestration is symmetrical. Original windows are predominantly missing, although evidence suggests that the sash was single hung and contained six lights over six lights. Windows were topped with a molded head trim.

Description of the interior: The interior floor plan is laid out with a central hall, two rooms flanking each side of the hall. Two one-room extensions on the south side of the structure connect, on the interior, to the main rooms. Exterior doors from these extensions open onto the south porch. Interior walls are plastered over sawn wood lath and the ceiling is formed of 4" wood planks. The floors are also made of wood, with planks varying from 8" - 12" wide. Interior doors are simple 4 panel doors. The two major rooms at the west side of the hallway have brick and stucco back-to-back fireplaces in the middle of the center wall. The fireplaces on the east side are clustered into the corner near the hall to allow for a third opening facing into the entry hall. Fireplace mantels are simple painted wood profiles with applied pilasters and a mantel shelf. Interior door and window trim consists of a relatively simple, single piece, symmetrically milled 1 x 6 casing with mitered corners. Baseboard treatment is standard squared pine about 1" x 8" in size. All trim appears to have been painted.

Modifications: None.

Existing condition: Most window sash and doors have been removed. The foundations at the south extensions have totally failed and this condition is pulling the house over. Interior plaster finishes have suffered some damage and several fireplace mantels have been removed. The house is presently filled with remnants of stored farming materials. The remainder of the house is in good condition. Demolition is planned for the house.

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PROJECT INFORMATION:

This report was prepared for the Union Camp Corporation, owner of the property, as a requirement of the Memorandum of Agreement with the Army Corps of Engineers, dated March 1982. The writers were Preservation/Urban Design/Incorporated, and the information was based on previous research conducted by Triad Architectural Associates.